

**MINUTES OF THE VINEYARD TOWN  
PUBLIC HEARING AND PLANNING COMMISSION MEETING  
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah  
April 20, 2016**

**PRESENT –**

Commission Chair Chris Judd  
Commissioner Wayne Holdaway  
Commissioner Angela Kohl  
Commissioner Daniel Pace  
Commissioner (Alternate) Anthony Jenkins  
Commissioner (Alternate) Cristy Welsh

**ABSENT –**

Commissioner Tim Blackburn

**STAFF PRESENT**– Planner Aric Jensen, Public Works/Town Engineer Don Overson, Deputy Recorder Kinsli McDermott

**OTHERS PRESENT**– Dave Erickson - Leisure Villas, Michael Olsen - The Orchards, Pete Evans - Flagship Homes, Milan Malkovich - LDS Church

The Vineyard Town Planning Commission held a regular meeting and public hearing on Wednesday, April 20, 2016, starting at 7:01 PM in the Vineyard Town hall. The invocation was offered by Commissioner Judd.

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**REGULAR SESSION** - The meeting was called to order at 7:01 PM.

**OPEN SESSION**

Commission Chair Holdaway asked for public comment. None was offered.

**MINUTES REVIEW AND APPROVAL**

**Motion:** COMMISSIONER JUDD MOVED TO APPROVE THE MINUTES FROM THE JANUARY 20, 2016, FEBRUARY 17, 2016, AND MARCH 2, 2016 PLANNING COMMISSION MEETINGS. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

**BUSINESS ITEMS**

**5.1 Planning Commission Chair/Vice Chair Election**

*The Planning Commission will elect a new Planning Commission Chair, and Vice-Chair. We would like to thank Wayne Holdaway for his service as Chairman over the past two years.*

**Motion:** COMMISSIONER HOLDAWAY NOMINATED CHRIS JUDD FOR CHAIRMAN. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT VOTED FOR COMMISSIONER JUDD AS CHAIRMAN. THE MOTION CARRIED.

**Motion:** COMMISSIONER HOLDAWAY NOMINATED COMMISSIONER PACE AS VICE CHAIR. CHAIRMAN JUDD NOMINATED COMMISSIONER KOHL FOR VICE CHAIR. COMMISSIONERS HOLDAWAY, JENKINS, AND KOHL VOTED IN FAVOR OF COMMISSIONER PACE. COMMISSIONERS PACE AND JUDD VOTED IN FAVOR OF COMMISSIONER KOHL. COMMISSIONER PACE WON THE VOTE FOR VICE CHAIRMAN.

- 5.2 **Preliminary and Final Site Plan, and Preliminary Plat; The Villas at Water's Edge**  
*Mr. Dave Erickson on behalf of Leisure Villas, Inc., applicant, requests preliminary and final site plan, and preliminary subdivision plat approval for The Villas at Waters Edge, which is located on the Southwest corner of Vineyard Connector, and Geneva Road. The Planning Commission will make appropriate action.*

Mr. Jensen discussed the history of the proposed area. He said the layout was exactly as was proposed in the rezone with the exception of minor changes.

Mr. Erickson presented the proposed project. He noted that landscaping was particularly important to them because it was very important to their targeted demographic. Mr. Erickson discussed the possibility of being flexible with their design materials. Commissioner Holdaway asked about the clubhouse. Mr. Erickson said they preferred to build the clubhouse as soon as possible.

The Planning Commission discussed the home exterior materials and fencing. Commission Chair Judd called for a motion.

**Motion:** COMMISSIONER HOLDAWAY MOVED TO APPROVE THE PRELIMINARY AND FINAL SITE PLAN FOR LEISURE VILLAS PENDING THE FOLLOWING THREE CONDITIONS RECOMMENDED BY STAFF:

1. THE APPLICANT AND THE MASTER DEVELOPER (FLAGSHIP HOMES) INSTALL THE TRAIL, LANDSCAPING, FENCING, AND OTHER IMPROVEMENTS SHOWN ON THIS PLAN AND WITHIN THE ADOPTED WATERS EDGE SPECIAL ZONING DISTRICT.
2. THE APPLICANT PAYS ANY OUTSTANDING FEES AND MAKES ANY REDLINE CORRECTIONS.
3. THE APPLICANT CREATES AND RECORDS THE APPROPRIATE COVENANTS TO ASSURE THAT THE DEVELOPMENT IS OWNED AND OCCUPIED IN ACCORDANCE WITH THE SENIOR HOUSING OVERLAY ORDINANCE AND FEDERAL LAW REGARDING AGE RESTRICTED DEVELOPMENTS (SENIOR HOUSING).

COMMISSION CHAIR JUDD SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

- 5.3 **The Homesteads Pod 1 Phases 1-6 (The Orchards)**

*Mr. Michael Olsen requests preliminary subdivision plat and preliminary site plan approval for The Homesteads Pod 1 Phases 1-6 – Also known as The Orchards. The Project is located at approximately 500 East Gammon RD. The Planning Commission will review and make appropriate action.*

Mr. Jensen presented the proposed application for the Orchards. He discussed the proposed parking and landscaping for the development and said they exceeded the requirements of both. Mr. Jensen showed the proposed colors, materials, and sizes of units of the townhouse project.

Chairman Judd asked about the roofing with metal materials. Michael Olsen said it would be on the shed roofs.

Mr. Jensen continued and talked about parking and streets. He said the longer streets in the subdivision were public street standards and could add additional parking. Mr. Overson explained that the new Vineyard Road was a collector road and hoped there would be no parking on it. He was fine with street parking along the longer roads in the subdivision.

Mr. Olsen mentioned that he was aware of the parking issues because of the amount of college students coming to live in Vineyard. He said they kept that in mind when creating parking spaces and had doubled the guest parking that was required by the city. He also explained that there was 10 acres of just grass and open space in addition to the park.

The Commissioners asked about ownership of the units, fencing, and trails.

Commissioner Judd mentioned that he read through the original development agreement and asked about windmills and open space. Mr. Jensen explained that the windmill elements had been eliminated and that the open space/parks had been increased from 44 acres to 55 acres. They talked about having the park on a separate plat and dedicated to Vineyard. The Planning Commission wanted to know the total calculation of open space in the Homestead. Mr. Overson suggested reviewing the open space in the development and quantifying the total amount that had been provided.

The Planning Commission reviewed the amendments to the development agreement pertaining to open space, architectural design, and the 10-year clause for completion. They asked about sidewalks and facilitating access to the park. Mr. Overson mentioned that there was one section between Phase 1 and the park that there was a road crossing necessary to access the park.

Concern was voiced regarding the amount of parking spaces provided. The Planning Commission discussed in more detail the number of parking stalls required compared to how many would be provided. The Commissioners talked about the safety of the road pertaining to the units on the north facing the collector road. Concern was raised regarding the possibility of children playing in the front yards along the road. They talked about the speed of the road. Mr. Overson said the speed limit could be dropped from 35 to 25 and Mr. Olsen said he had no problem installing fencing along the road in order to improve safety.

**Motion:** COMMISSIONER JENKINS MOVED THAT THE COMMISSION RECOMMEND APPROVAL OF THE PRELIMINARY SUBDIVISION AND PRELIMINARY SITE PLAN OF POD 1 PHASES 1-6 WITH THE FINDINGS DEFINED IN THE STAFF REPORT AND THE

TWO FOLLOWING CONDITIONS AS RECOMMENDED BY STAFF WITH TWO ADDITIONAL STIPULATIONS FROM THE PLANNING COMMISSION.

1. THE APPLICANT SUBMITS A MASTER LANDSCAPE PLAN, IRRIGATION PLAN, FENCING PLAN, AND SIGN PLAN AS PART OF FINAL SITE PLAN APPROVAL.
2. THE APPLICANT MAKES ANY REDLINE CORRECTIONS AND PAYS ALL FEES.
3. THE APPLICANT PROVIDES AN UPDATED TOTAL ACREAGE OF CURRENT HOMESTEAD OPEN SPACE
4. THE CLUBHOUSE AND PARK WILL BE SEPARATE LOTS SO THE PARK MAY BE DEDICATED TO VINEYARD AND THE CLUBHOUSE WILL BE PART OF THE HOA PROPERTY.

COMMISSIONER HOLDAWAY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED.

5.4 **Waters Edge Phase 6A (Windsor)**

*Flagship Homes, applicant, requests preliminary subdivision plat approval for Waters Edge Phase 6A – Also known as Windsor. The project is located at approximately 300 N. Vineyard RD. The Planning Commission will review and make appropriate action.*

Mr. Jensen reviewed the details of the request for Waters Edge. He said the project was single family homes in a cluster-like formation that were higher density and closer together. He talked about the two different types of streets within the proposed subdivision and encouraged the Planning Commission to discuss the streets.

Mr. Evans talked about the reasons for the roads. He said they were originally meant to stub out and not be through-alleyways. He explained why it was designed to be through-alleys and discussed options for the roads.

The Planning Commission discussed the roads and the hammer head stub out versus alleyways. They discussed the safety aspects as well as the convenience of each option. Mr. Overson pointed out that if the alleys were kept, the traffic would be distributed between five roads/alleys. He said if alleys were turned into stub outs, all the traffic burden would be placed onto one road. He explained that it would create the same safety issue at a more extreme level for the exterior lots that the Commission was trying to avoid with the interior lots.

Additional discussion ensued. Commission Chair Judd asked for additional comments. Hearing none, he called for a motion.

**Motion:** COMMISSIONER PACE MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WATERS EDGE PHASE 6A PRELIMINARY PLAT SUBJECT TO THE FOLLOWING FOUR RECOMMENDED STIPULATIONS WITH AN ADDED FIFTH STIPULATION:

1. THE PROPOSED LANDSCAPE PLAN IS REVISED WITH ADDITIONAL DETAILS MEETING THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE.
2. THE APPLICANT SUBMITS SINGLE FAMILY HOME PLANS MEETING THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE TO THE TOWN PLANNER FOR REVIEW.
3. THE APPLICANT MAKES CHANGES AS RECOMMENDED BY THE PLANNING COMMISSION TO ADDRESS THE ISSUES OF “PRIVATE DRIVEWAYS” WITHOUT SIDEWALKS AND THE LOCATION OF THE SIDEWALKS.
4. THE APPLICANT MAKES ANY REDLINE CORRECTIONS AND PAYS ALL FEES.
5. DRIVE APPROACHES SHALL BE INCLUDED ON THE 6 ALLEY/SHARED DRIVEWAYS.

COMMISSION CHAIR JUDD SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED.

#### 5.5 **Waters Edge 6B (Bridgeport)**

*Flagship Homes, applicant, requests preliminary subdivision plat approval for Waters Edge Phase 6B – Also known as Bridgeport. The project is located at approximately 300 N. Vineyard RD. The Planning Commission will review and make appropriate action.*

Mr. Jensen reviewed the details of the request. He said it was a more traditional single family home subdivision. He explained that there were three entrances into the proposed subdivision with all public roads. He talked about trails for the area.

Mr. Evans explained that the lots were 10% larger on average than the LeCheminant product.

Chairman Judd asked for additional questions. Hearing none, he called for a motion.

**Motion:** COMMISSIONER KOHL MOVED TO RECOMMEND APPROVAL OF WATERS EDGE PHASE 6B PRELIMINARY PLAT WITH THE FOLLOWING RECOMMENDED STIPULATIONS:

1. THE PROPOSED LANDSCAPE PLAN IS REVISED WITH ADDITIONAL DETAILS MEETING THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE.
2. THE APPLICANT SUBMITS SINGLE FAMILY HOME PLANS MEETING THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE TO THE TOWN PLANNER FOR REVIEW.
3. THE APPLICANT MAKES ANY REDLINE CORRECTIONS AND PAYS ALL FEES.

COMMISSION CHAIR JUDD SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

#### 5.6 **Continued public hearing from December 16, 2016**

*The Vineyard Town Planning Commission shall hold a Public Hearing to consider amendments to the Town Zoning Ordinance and Town Zoning Map. Topics may include, but are not limited to: signs, procedures, definitions, and land use tables. Citizens,*

*property owners, and all other members of the public are encouraged to attend and participate.*

Mr. Jensen explained his proposed changes to the parking/loading section of the ordinance for parking lots. He proposed that the parking stall standard be 20 feet with the option of reducing to 18 feet if a landscaping buffer overhang was present. He worried that the current standard of 18 feet was too short. He reviewed the current parking lot landscaping requirements and recommended changes.

Milan Malkovich with the LDS Church explained their concerns with the landscaping peninsulas using the current code, including turn-around issues with fire and safety vehicles and no room for snow removal. He reviewed the proposed changes to the Church parking lot landscaping plan by removing peninsulas, relocating a few trees, and relocating some of the islands. He understood that he needed to formally submit a plat amendment. The Planning Commission had no objections to the idea of amending the Church parking lot landscaping plan based on the proposed landscaping amendments.

Mr. Jensen reviewed some of the proposed changes to parking requirements for single family and multi-family homes. He reviewed changes to the Land Use sections. He recommended adding a Municipal Public Use within the residential areas. He proposed an adjustment to the residential zone yard setbacks. Mr. Jensen was asked to remove "unless otherwise approved" from HDR-1.

Mr. Jensen reviewed the recommended changes for non-residential zones. He recommended getting rid of Light Manufacturing and having one combined manufacturing zone. He suggested keeping zoning districts for Manufacturing, Business Park, Regional Commercial, Community Commercial, and Regional Mixed Use.

Commissioner Pace wondered if any of the land owners had issues with the changes. Mr. Jensen said he spoke to them and there were no problems. He said Mr. Snow requested that his property be in the manufacturing zone.

Mr. Jensen reviewed amendments to the uses within the zones. He mentioned there were no changes to lot size or set backs.

The Planning Commission considered possible changes to the General Plan.

**Motion:** COMMISSION CHAIR JUDD MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE ZONE TEXT AMENDMENTS FOR CHAPTERS 19 AND 32 AND ALSO RECOMMEND THAT THE ZONING DESIGNATION FOR THE CLEGG PROPERTY BE CHANGED ON THE GENERAL PLAN LAND USE MAP FROM A-1 TO R-1-20. COMMISSIONER HOLDAWAY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED.

The public hearing will remain open.

## **PLANNING COMMISSION MEMBERS' REPORTS**

Chairman Judd wondered about the length of time it currently took to process building permits. Mr. Overson explained that building permits were caught up and typical turn over was three to four weeks.

### **STAFF REPORTS**

Aric Jensen, Town Planner - Mr. Jensen had no new items to report.

Don Overson, Town Engineer/Public Works Director - Mr. Overson had no new items to report.

### **ADJOURNMENT**

Commission Chair Judd adjourned the meeting by consent at 9:38 PM. The next meeting is scheduled to be held on May 4, 2016.

MINUTES APPROVED ON: June 15, 2016

CERTIFIED CORRECT BY: /s/Kinsli McDermott  
K. MCDERMOTT, DEPUTY RECORDER